

IN RE: PETITION FOR VARIANCE  
NW/S Whitestone Road, 625'  
SW of Dogwood Road  
1<sup>st</sup> Election District  
2<sup>nd</sup> Councilmanic District  
(6747 Whitestone Road)

James C. & Lynn F. Beattie  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 99-517-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Variance for the property located at 6747 Whitestone Road in the Woodlawn/Security area of western Baltimore County. The Petition was filed by James C. Beattie and Lynn F. Beattie, the property owners. Variance relief is requested from Baltimore County Zoning Regulations, Section 255.2 as it relates to Sections 243.2 and 243.3 and Section 255.1 as it relates to Section 238.2 so as to allow a rear yard setback of 5 ft. in lieu of the required 50 ft., and a sideyard setback of 40 ft. in lieu of the required 50 ft., and a separate sideyard setback of 27 ft. in lieu of the required 30 ft. Also requested is approval of amendments to the last approved plan in Case No. 87-68-A. The proposed amendments, variances requested and subject property, are all more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was Thomas A. Church, the engineer who prepared the site plan on behalf of the Petitioners. There were no protestants or other interested persons present.

Testimony and evidence presented indicates that the subject property is an irregularly shaped parcel, approximately 2.5 acres in area, split-zoned ML-IM and ML. The property is located in the Woodlawn/Security area of Baltimore County and lies immediately adjacent to the

ORDER RECEIVED FOR FILING

Date

8/10/99

By

R. J. Johnson

right-of-way of the Baltimore Beltway, known as I-695. In fact, the location of the Beltway and the topography of the subject property probably makes this a unique site. Specifically, the Beltway is situated at a significantly higher grade than the subject property, which lies immediately adjacent thereto. Mr. Church testified that when standing on the Beltway, one would be at a higher level than the roof of the existing commercial building which is on the subject site.

As stated above, Mr. & Mrs. Beattie own the property and operate a manufacturing business thereon. The nature of the business is to manufacture high performance transmissions. Apparently, the business sells these transmissions to the racing industry. The business has been located on this property for many years.

Variance relief was granted in 1986 (Case No. 87-68-A) to allow an addition to the existing building which has, in fact, been built. Quite recently, the Petitioners also obtained permits for two smaller additions (20 ft. x 15 ft. and 23 ft. x 35 ft).

The Petitioners seek variance relief at the present time to permit an addition to the rear of the building. As shown on the site plan, the proposed addition will be 12,285 sq. ft. in area. It will be attached to that portion of the building oriented towards the rear yard and will be located within 5 ft. of the right-of-way for the Baltimore Beltway.

Mr. Church indicated that the expansion is proposed into the rear yard in view of the location of the Beltway, the significant grade immediately adjacent to the site, and the existence of environmental constraints on the property. As to the latter consideration, the plan shows the existence of a stream and wetlands which bisect a portion of the property thereby prohibiting

construction therein. There clearly will be no adverse impact to adjacent properties caused by the addition, in that the greatest impact will be on the land on which I-695 is located.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Zoning Variance. In my judgment, relief is appropriate and the Petitioners have complied with the requirements of Section 307 of the B.C.Z.R. and the case law that the 5 ft. setback be permitted for the proposed 12,285 sq. ft. addition. Additionally, relief to allow a 27 ft. sideyard setback and a 40 ft. sideyard setback for the two smaller additions on the side should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 10<sup>th</sup> day of August, 1999, by this Zoning Commissioner, that the Petitioners' request for variance relief from B.C.Z.R., Section 255.2 as it relates to Sections 243.2 and 243.3 and Section 255.1 as it relates to Section 238.2 so as to allow a rear yard setback of 5 ft. in lieu of the required 50 ft., and a sideyard setback of 40 ft. in lieu of the required 50 ft., and a separate sideyard setback of 27 ft. in lieu of the required 30 ft, and the request for approval of amendments to the last approved plan in Case No. 87-68-A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for the building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING


Date

8/10/99

By

R. J. G. [Signature]

- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Bureau of Development Plans Review dated July 13, 1999, wherein it is stated that a flood plain study is required prior to building permit or development plan approval of this project. A copy is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

Date 8/10/99

By R. Jameson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: July 13, 1999

FROM: Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for July 12, 1999  
Item No. 517

The Bureau of Development Plans Review has reviewed the subject zoning item. A flood plain study is required prior to building permit or development plan approval.

RWB:jrb

cc: File

RECEIVED FOR FILING

Date 8/10/99

By R. J. Jenson

ZAC07129.517



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

August 10, 1999

Mr. & Mrs. James C. Beattie  
6747 Whitestone Road  
Baltimore, Maryland 21207

Re: Petition for Variance  
Case No. 99-517-A  
Property: 6747 Whitestone Road

Dear Mr. & Mrs. Beattie:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:raj  
Enclosure

c: Mr. Thomas A. Church, P.E.  
Development Engineering Consultants, Inc.  
6603 York Road  
Baltimore, Maryland 21212

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on Recycled Paper



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6747 WHITESTONE ROAD

which is presently zoned ML/ML-1M

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

255.2 AS IT REFERENCES 243.2, 243.3, AND SECT 255.1 AS IT REFERENCES 238.2 TO PERMIT A REAR SETBACK OF 5 FT. IN LIEU OF 15 FT. (no/sec) AND A SIDE SETBACK OF 40' IN LIEU OF 15 FT. (no/sec) (MR REGULATIONS) AND TO PERMIT A SIDE SETBACK OF 27' IN LIEU OF 30 FT. (MR REGULATIONS) AND TO AMEND THE LAST APPROVED PLAN IN CASE #87-68A BR 1398/sec

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

(SEE ATTACHED LETTER)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

JAMES C. BEATTIE  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
LYNN F. BEATTIE  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_

6747 WHITESTONE ROAD 410/298-4343  
Address Telephone No.  
BALTIMORE MD 21207  
City State Zip Code

## Representative to be Contacted:

THOMAS A. CHURCH, P.E. #6479  
DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
Name  
6603 YORK ROAD 410/377-2600  
Address Telephone No.  
BALTIMORE MD 21212  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 HRS

UNAVAILABLE FOR HEARING  
Reviewed By JL Date 4/18/99

Case No. 99-517-A

227 9/15/98

ORDER RECEIVED FOR FILING  
Date 8/10/99  
By [Signature]

517

ZONING DESCRIPTION

FOR

6747 WHITESTONE ROAD

Beginning at a point on the northwest side of Whitestone Road which is 60 feet wide at the distance of 625 feet, more or less, southwest of the centerline of the nearest improved intersecting street, Dogwood Road which is 60 feet wide.

Also known as 6747 Whitestone Road and located in the 1st Election District, 2nd Councilmanic District.

Being the same parcel of land as recorded in the Land Records of Baltimore County in Liber 4757, Folio 567. 1) South 41 degrees 11 minutes 19 seconds West 73.50 feet; 2) radius of 330.00 feet, length of 60.57 feet, chord South 35 degrees 55 minutes 49 seconds West 60.49 feet; 3) North 05 degrees 52 minutes 32 seconds West 17.95 feet; 4) South 78 degrees 14 minutes 05 seconds West 204.62 feet; 5) North 00 degrees 07 minutes 17 seconds East 567.65 feet; 6) South 86 degrees 25 minutes 06 seconds East 146.22 feet; 7) South 05 degrees 52 minutes 32 seconds East 252.00 feet; 8) South 82 degrees 28 minutes 40 seconds East 85.22 feet; 9) South 28 degrees 53 minutes 41 seconds East 104.67 feet; 10) South 41 degrees 11 minutes 19 seconds West 30.52 feet; 11) South 48 degrees 48 minutes 41 seconds East 20.00 feet to the place of beginning.

Containing 111,448 square feet or 2.56 acres of land, more or less.



99.517-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

517 JL

No. 069897

DATE 6/18/99 ACCOUNT Re 016150

AMOUNT \$ 250.00

RECEIVED FROM: DEV. FASHIONER INC. INC

FOR: C VAR

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

99-517-A

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTUAL

TIME

6/21/1999 6/18/1999 15:34:27

REG 4506 CASHIER KIM KIM DRUMER 4

DEPT 5 520 ZONING VERIFICATION

Receipt # 076345

CR #1. 069897

Receipt Tot 250.00

250.00 CK 400 DA

Baltimore County, Maryland

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-517-A  
6747 Whitestone Road  
NW/4 Whitestone Road, 625'  
SW of Dogwood Road  
1st Election District

2nd Councilman

Legal Owner(s)

Lynn F. & Jan

Variance: to

setback of 5 feet

to permit

of 40 feet in

permit a side

feet in lieu of

amend the last

in case 87-68

Hearing: Mon

1999 at 10:00

487, County

401 Bosley Ave

LAWRENCE E

Zoning Comm

Baltimore Cou

NOTES:

Handicapped

special

Please, Cont

Commissioner

(410) 887-43

(2) For info

ing the file

Contact the Z

ice at (410)

7/3/92 July 22

6326928

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/22/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/22/, 1999.

**THE JEFFERSONIAN.**

*S. Wilkinson*

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 99-517-A  
PETITIONER/DEVELOPER:  
(Lynn & James Beattie)  
DATE OF Hearing  
(Aug. 9, 1999)

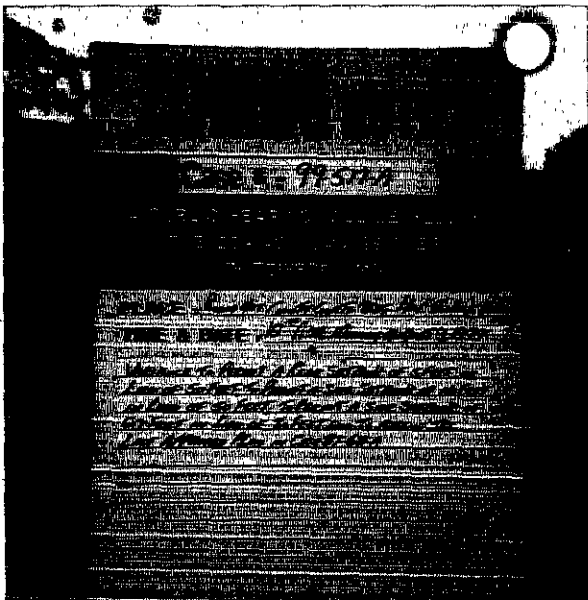
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
6747 Whitestone Road Baltimore, Maryland 21207 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 7-22-99 \_\_\_\_\_  
[Month, Day, Year]



Sincerely,

*Thomas P. Ogle, Sr.*  
(Signature of Sign Poster & Date)

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ [410] 687-8405 \_\_\_\_\_  
[Telephone Number]

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

---

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For Newspaper Advertising:

Item Number or Case Number: 517

Petitioner: ATI PERFORMANCE PRODUCTS

Address or Location: 6747 WHITESTONE, BALTIMORE, MD, 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Address: 6603 YORK RD.

BALTIMORE, MD, 21212

Telephone Number: 410-377-2600

Revised 2/20/98 - SCJ

44-517-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

July 14, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-517-A  
6747 Whitestone Road  
NW/S Whitestone Road, 625' SW of Dogwood Road  
1<sup>st</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owner: Lynn F. & James C. Beattie

Variance to permit a rear setback of 5 feet in lieu of 50 feet; to permit a side setback of 40 feet in lieu of 50 feet; to permit a side setback of 27 feet in lieu of 30 feet; and to amend the last approved plan in case 87-68-A.

HEARING: Monday, August 9, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Lynn & James Beattie  
Development Engineering Consultants, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 25, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
Thursday, July 22, 1999 Issue – Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc.  
6603 York Road  
Baltimore, MD 21212

410-377-2600

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-517-A

6747 Whitestone Road

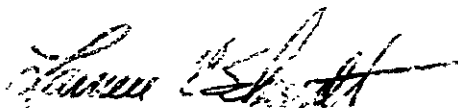
NW/S Whitestone Road, 625' SW of Dogwood Road

1<sup>st</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Lynn F. & James C. Beattie

Variance to permit a rear setback of 5 feet in lieu of 50 feet; to permit a side setback of 40 feet in lieu of 50 feet; to permit a side setback of 27 feet in lieu of 30 feet; and to amend the last approved plan in case 87-68-A.

HEARING: Monday, August 9, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

August 6, 1999

Thomas A. Church, P.E.  
Development Engineering Consultants, Inc.  
6603 York Road  
Baltimore, MD 21212

Dear Mr. Church:

RE: Case No.: 99-517-A, Petitioner: James and Lynn Beattie,  
Location: 6747 Whitestone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on June 18, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:   July 13, 1999

FROM:     Robert W. Bowling, Supervisor  
           Bureau of Development Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
           for July 12, 1999  
           Item No. 517

The Bureau of Development Plans Review has reviewed the subject zoning item. A flood plain study is required prior to building permit or development plan approval.

RWB:jrb

cc:   File

ZAC07129.517



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *165*  
DATE: August 4, 1999  
SUBJECT: Zoning Item #517  
6747 Whitestone Road

Zoning Advisory Committee Meeting of July 6, 1999

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ The Department of Public Works may have floodplain information that is more detailed and restrictive than the FEMA based floodplain.
- ☒ DEPRM is currently reviewing a Forest Buffer Variance for this project. We request that our conditions become part of the conditions within the Zoning Commissioners Order.

Handwritten initials: H2 SK

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** July 13, 1999

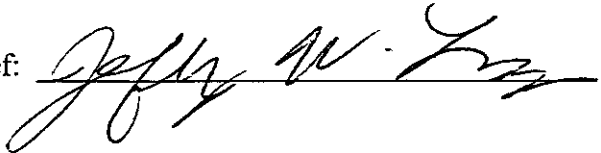
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):  
Item No(s): 509 and 517

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

LES 8/9/99  
~~Handwritten signature~~  
Beattie



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

August 10, 1999

Arnold J. Jelen, Director  
Section: Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL 212-1100

RE: PROJECT OWNERS: SEE ITEM NUMBERS BELOW

Location: DISTRIBUTION MEETING OF JULY 6, 1999

Item No.: 506, 509, (517), 521, AND 522      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and advised to be accepted or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT A. SAUEPWALD

Fire Marshal Office, PHONE 887-4661, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

RE: PETITION FOR VARIANCE  
6747 Whitestone Road, NW/S Whitestone Rd,  
625' SW of Dogwood Rd  
1st Election District, 2nd Councilmanic


Legal Owner: James C. & Lynn F. Beattie  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 99-517-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 15<sup>th</sup> day of July, 1999 a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church, P.E., Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, representative for Petitioners.

  
PETER MAX ZIMMERMAN

# 517  
**DEVELOPMENT ENGINEERING CONSULTANTS, INC.**

Site Engineers & Surveyors

6603 York Road  
Baltimore, Maryland 21212  
(410) 377-2600  
(410) 377-2625 Fax

June 9, 1999

Baltimore County  
Zoning Commissioner  
County Courts Building  
406 Bosley Avenue  
Towson, MD 21204

Gentlemen:

Subject: 6747 Whitestone Road  
ATI Performance Products  
Our Contract No.: 99-107

ATI Performance Products develops high performance transmission conversions for the racing industry. Their present location at 6747 Whitestone Road needs to be expanded to accommodate a growth in business.

The Whitestone Road property is adjacent to the Baltimore Beltway interloop just north of the Security Boulevard interchange. The grade differential between the Beltway and the property is approximately 30 feet. The Beltway is on a fill, and when standing on the shoulder you look down on the roof of ATI's building.

We are requesting several setback adjustments as outlined in the Petition for Variance. For the setback from the Beltway we are requesting 5' in lieu of 50', a side yard setback of 27' in lieu of 30', and a side setback of 30' in lieu of 50' for the 12,000 sq. ft. addition.

If any questions arise relative to the above, please do not hesitate to contact our office.

Very truly yours,



Thomas A. Church  
President

Enclosures

P.S.

ANY FLOOD PLAIN ISSUES TO BE ADDRESSED  
AT DEVELOPMENT PLAN PREPARATION  
OR IF NO DEV. PLAN REQUIRED; PRIOR  
TO BLDG PERMIT APPLICATION, *1/10*

**99.517-A**

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

T.A. Church DEC  
(representing AT&T Corp.)

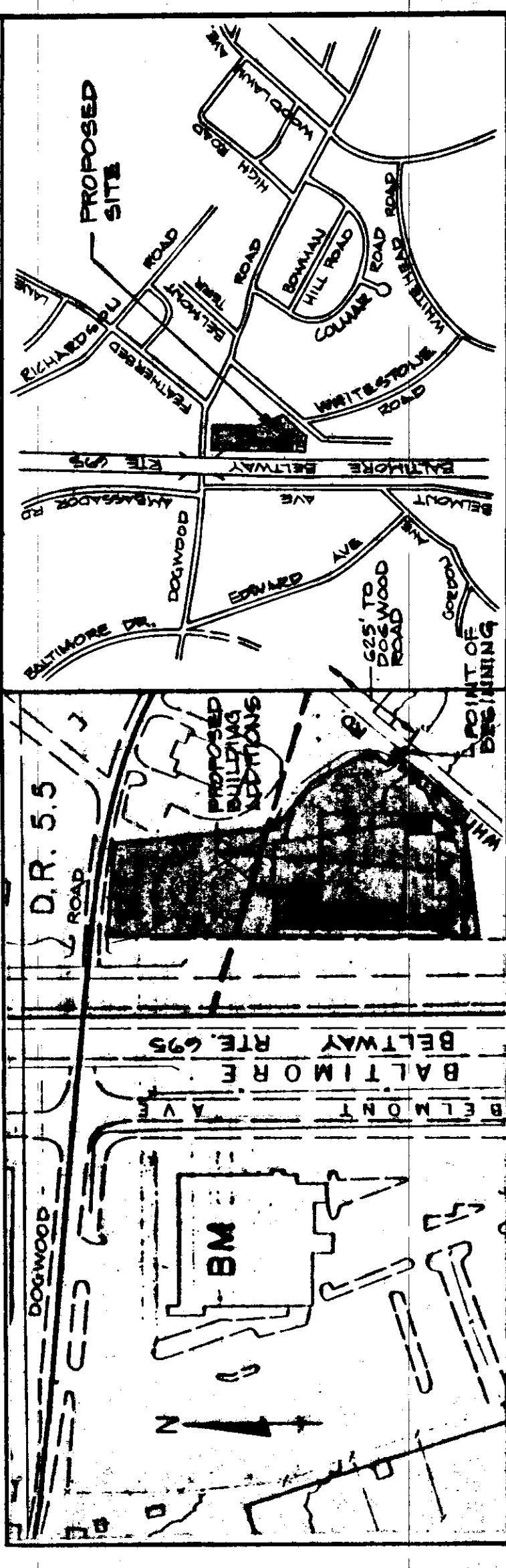
ADDRESS

6603 York Rd. Balto  
21212





PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL EXCEPTION



VICINITY MAP  
SCALE: 1"=1000'

LOCATION INFORMATION  
ELECTION DISTRICT: 1  
COUNCILMANIC DISTRICT: 2  
1"=200' SCALE MAP #: NW 3-G  
ZONING: ML/ML-1M  
LOT SIZE: 111,448.26 SF ± 2.5985 A/L  
PUBLIC PRIVATE  
SEWER: ☒ ☐  
WATER: ☒ ☐  
CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO  
PRIOR ZONING HEARINGS:  
CASE NO. 87-68A GRANTED AUG 29, 1984.  
VARIANCE TO ALLOW LESS SETBACK OF SIDE YARD  
AND REAR YARD NO TRAILER STORAGE SEE NOTE BELOW.

ZONING OFFICE USE ONLY  
REVIEWED BY: JL  
ITEM #: 517  
CASE #

PROPERTY INFORMATION  
JAMES C. & LYNN F. BEATTIE  
6747 WHITESTONE ROAD  
E.H.K. JE. 5950/0424  
0113 153882

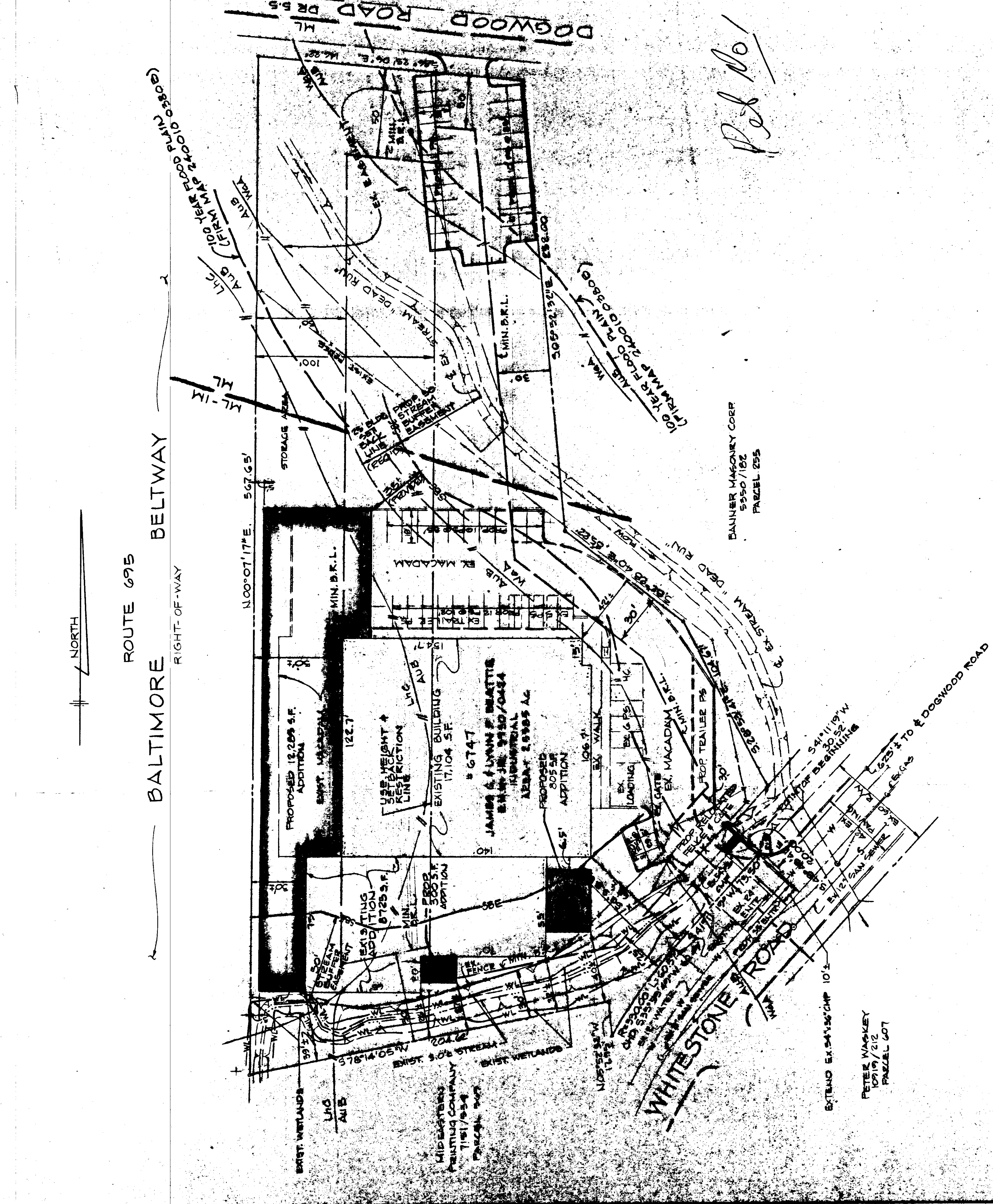
NOTE:  
1. ZONING CASE # 87-68A GRANTED AUG 29, 1984 -  
VARIANCE PERMIT 26 FEET INSIDE OF THE  
AND SIDE YARD OF 26 FEET INSIDE OF THE  
REQUIRED 50 FEET RESPECTIVELY.  
2. NO TRAILER MAY BE STORED OR UTILIZED ON SITE  
EXCEPT AS A DEMONSTRATION TRAILER AS SHOWN  
ON JOB ORDER # 8709 DATED 5-22-84. THIS TRAILER  
IS ACCESSORY TO THE MANUFACTURE OF SPECIFIC  
PARTS USED BY RACE CARS.

3. LANDSCAPING TO BE ADDRESSED  
AT TIME OF BUILDING PERMIT APPLICATION.  
4. FLOOD PLAIN AND STORM WATER  
MANAGEMENT ISSUES WILL  
BE ADDRESSED AT TIME OF  
PREPARATION.

5. LANDSCAPING TO BE ADDRESSED  
AT TIME OF BUILDING PERMIT APPLICATION.

6. FLOOD PLAIN AND STORM WATER  
MANAGEMENT ISSUES WILL  
BE ADDRESSED AT TIME OF  
PREPARATION.

7. LANDSCAPING TO BE ADDRESSED  
AT TIME OF BUILDING PERMIT APPLICATION.



ZONING MAP NW 3-G  
SCALE: 1"=200'

FLOOR AREA RATIO (F.A.R.)  
6747 WHITESTONE ROAD  
FAR 39.679 ± 0.39 MAX. PERMITTED FAR 0.4

BUILDING AREA TABULATION  
EXISTING BUILDING: 25,827 SF

PROPOSED ADDITION:  
20'x15' ± 300 SF  
35'x25' ± 803 SF  
75'x60' ± 4,500 SF  
122'x45' ± 5,490 SF  
75'x25' ± 1,875 SF  
SUB TOTAL 12,850 SF  
TOTAL ± 38,679 SF

PARKING TABULATION  
PROPOSED REQUIRED PARKING  
1 PARKING SPACE PER EMPLOYEE  
50 EMPLOYEES  
TOTAL REQUIRED PARKING SPACES 50 PS.  
TOTAL PROVIDED PARKING SPACES 52 PS.

PREVIOUS COMMERCIAL PERMITS  
(LISTED BY PERMIT AND CONTROL NUMBERS)  
ADDRESS PERMIT CONTROL NUMBER DATE  
6747 WHITESTONE RD 521158 FD-94

6747 WHITESTONE RD.  
CHANGE USE - MANUFACTURE AND SHED  
3400 2225A 11-21-84  
BUILDING SHELL ONLY ATTACHED TO LEFT SIDE OF EXIST. BLDG.  
GRADING PERMIT ONLY 922012R C176R-84

100 YEAR FLOOD PLAIN EXISTS ON THIS SITE  
SEE FIRM 15000 C8805 PANEL 580 OF STS  
DATED 3/2/81

LEGEND  
MIN. D.R.L. MINIMUM BUILDING  
RESTRICTION LINE

PET. EX. 1  
99-517-A

OWNER/DEVELOPER JAMES C. & LYNN F. BEATTIE 6747 WHITESTONE ROAD BALTIMORE, MARYLAND 21207		PLAT TO ACCOMPANY PETITION FOR VARIANCE 6747 WHITESTONE ROAD BALTIMORE COUNTY, MARYLAND		SHEET 1 OF 1	DATE 6/1/99 SCALE 1" = 50'	CONTRACT NUMBER 99-107
DEVELOPMENT ENGINEERS CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212		ELECTION DISTRICT #1				
DATE 6/1/99	BY PETER WISKEY	DATE 6/1/99	BY PETER WISKEY			